

**Planning Commission Agenda**  
**Regular Meeting**  
**July 6, 2020 - 4:30 pm**  
**Online Meeting**

**Members Present:** Sam Rockwell (President), Kimberly Caprini, Raya Esmaeili, Aneesha Marwah, Chris Meyer, Alyssa Olson, Jeremy Schroeder, and Amy Sweasy (Quorum: 5)

**Members Absent:** Alissa Luepke-Pier (Vice-President) and Adam Duininck

**Staff :** Lisa Baldwin

**Call To Order**

1. Roll Call.
2. Adoption of the agenda.
3. Acceptance of minutes  
[Jun 15, 2020 Planning Commission](#)

**Public Comment**

4. Due to the declared local public health emergency, Minneapolis has transitioned to an electronic format for its public meetings and hearings, authorized under Minn. Stat. Section 13D.021, to minimize the risk of exposure to or potential spread of COVID-19. The public may view the public hearing using the following options: Watch on Comcast Channel 14 or 799, CenturyLink Channel 8001 or 8501, or live on [www.minneapolismn.gov/tv/citycounciltv](http://www.minneapolismn.gov/tv/citycounciltv). The public may submit comments or participate by phone in the meeting by using the following website: [www.minneapolismn.gov/meetings/index.htm](http://www.minneapolismn.gov/meetings/index.htm).

**Public Hearing**

5. **Sabathani Community Center, 310 E 38th St, Ward 8**  
**This item was continued from the June 15, 2020 meeting.**  
**City Staff:** [Aaron Hanauer](#), PLAN10916

The City Planning Commission adopted staff findings for the applications by Sabathani Community Center.

**A. Variance.**

Action: **Approved** the variance to reduce the front yard setback along 3rd Ave S from 15 feet to 5 feet for the proposed building and from 15 feet to 0 feet for the proposed plaza.

**Approved on consent.**

**B. Variance.**

Action: **Approved** the variance to reduce the corner side yard setback along 37th St E from 12 feet to 7 feet for the proposed building, subject to the following condition:

1. To further the pedestrian activity along 37th St, the final design shall include the building's pedestrian entrance along 37th St E as proposed.

**Approved on consent.**

**C. Variance.**

Action: **Approved** the variance to reduce the northern interior side yard setback for the proposed shared plaza on the new development site (Lot 1) from 5 feet to 0 feet.

**Approved on consent.**

**D. Variance.**

Action: **Approved** the variance to reduce the southern interior side yard setback for the proposed shared plaza on the existing Sabathani site (Lot 2) from 5 feet to 0 feet.

**Approved on consent.**

**E. Variance.**

Action: **Approved** the variance to allow parking between the principal structure and the front lot line along Clifton Ave, subject to the following condition:

1. To comply with Section 530.130- Pedestrian access and Section 530.160 – General landscaping and screening, a seven foot landscaped yard, screening that is at least 60 percent opaque, and a walkway along the perimeter of the parking lot near Clifton Avenue shall be implemented as proposed.

**Approved on consent.**

**F. Variance.**

Action: The application for a variance to reduce the front yard setback along Clifton Ave for the proposed development was **withdrawn**.

**G. Variance.**

Action: The application for the variance to modify the plaza standards was **withdrawn**.

**H. Site plan review.**

Action: **Approved** the site plan review for a new three-story, 48-unit apartment building, subject to the following conditions:

1. All site improvements shall be completed by July 6, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.

3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.
6. All mechanical equipment shall be screened in compliance with Section 535.70- Screening of mechanical equipment.
7. The plaza shall include an art feature that complies with Section 535.810 (9) (c). - Development standards for all permitted plazas. The applicant shall provide details of the art feature prior to the issuance of a certificate of occupancy for the building.
8. To comply with Section 530.160 – General landscaping and screening, no rock mulch is allowed.

**Approved on consent.**

**I. Minor subdivision.**

Action: **Approved** the minor subdivision to allow for a new three-story, 48-unit apartment building.

**Approved on consent.**

[310 E 38th St](#)

6. **Nic 42, 4220-4230 Nicollet Ave, Ward 8**  
**City Staff:** [Mei-Ling Smith](#), PLAN10938

The City Planning Commission adopted staff findings for the applications by Pete Keely.

**A. Rezoning.**

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property at 4220 Nicollet Ave from the R2B Multiple-Family District to the OR2 High Density Office Residence District.

**Approved on consent.**

**B. Rezoning.**

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property at 4230 Nicollet Ave from the OR1 Neighborhood Office Residence District to the OR2 High Density Office Residence District.

**Approved on consent.**

**C. Conditional use permit.**

Action: **Approved** the conditional use permit to increase the maximum height of a principal structure from 4 stories or 56 feet, whichever is less, to 5 stories/66 feet, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**Approved on consent.**

**D. Variance.**

Action: **Approved** the variance to reduce the minimum yard requirements along the east/front property line adjacent to Nicollet Ave from 15 feet to between 7.5 and 11.5 feet to allow the building wall, and to 0 feet to allow ground floor patios exceeding 50 square feet and a walkway exceeding 6 feet.

**Approved on consent.**

**E. Variance.**

Action: **Denied** the variance to reduce the setback along the north interior side lot line from 13 feet to 9.5 feet to allow 4 balconies closer than 10 feet to the interior lot line.

**Approved on consent.**

**F. Variance.**

Action: **Approved** the variance to reduce the minimum yard requirement along the south interior side lot line from 13 feet to 5 feet to allow a portion of the building wall and to 9.5 feet to allow 8 balconies closer than 10 feet to the interior lot line.

**Approved on consent.**

**G. Site plan review.**

Action: **Approved** the site plan review for a new, multiple-family dwelling with 47 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by August 14, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.

3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.
6. The blank walls on the north and south elevations shall be mitigated through year-round landscaping, fenestration, and/or recesses and projections in the building wall.
7. Awnings shall define and emphasize the principal entrance, as proposed.
8. The floor plans shall be updated to reflect the bicycle parking space counts.

**Approved on consent.**

[4220-4230 Nicollet](#)

7. **Mick Stoddard, 2810 Fremont Ave S, Ward 10**  
City Staff: [Shanna Sether](#), PLAN11015

The City Planning Commission adopted staff findings for the application by DJR Architecture, Inc.

**A. Site plan review.**

Action: **Approved** the site plan review for a new 10-unit, multiple-family dwelling, subject to the following conditions:

1. All site improvements shall be completed by June 3, 2021, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. The applicant shall screen all trash receptacles, recycling and compost containers per section 535.80 of the zoning code.
5. The applicant shall screen the mechanical equipment per section 5370 of the zoning code.
6. The applicant shall comply with the lighting requirements per section 535.590 of the zoning code.
7. The applicant shall remove the rock mulch and instead cover the area not occupied by buildings with turf grass, native grasses, perennials, wood mulch, shrubs, and/or trees.

**Approved on consent.**

[2810 Fremont Ave S](#)

**8. Bobby and Steve's Auto World Smoke Shop, 5801, 5815, 5821, and 5827 Nicollet Ave, and 9 and 15 58th St E, Ward 11**

**City Staff:** [Andrew Frenz](#), PLAN10956

The City Planning Commission adopted staff findings for the application by Bobby and Steve's Auto World.

**A. Conditional use permit.**

Action: **Approved** the conditional use permit to establish a shopping center in the C2 Neighborhood Corridor Commercial District, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. Except where the new entry door is to be installed, all existing windows are to remain in place, unobscured, and unobstructed in compliance with MCO 530.120(b)(2).

**Approved on consent.**

[5801 Nicollet Ave](#)

**9. Mandala Montessori Preschool, 1620 46th St E, Ward 11**

**City Staff:** [Leah Dawkins](#), PLAN10945

The City Planning Commission adopted staff findings for the applications by Gregg Graton.

**A. Conditional use permit.**

Action: **Approved** the conditional use permit to allow a preschool in the R1A Multiple-Family District, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval;
2. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development;
3. All site improvements shall be completed by July 6, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

**Approved on consent.**

**B. Variance.**

Action: **Approved** the variance to decrease the established front yard setback from 22 feet to 13 feet.

**Approved on consent.**

**C. Variance.**

Action: **Approved** the variance for to increase lot coverage from 45 percent to 48.5 percent.

**Approved on consent.**

**D. Variance.**

Action: **Approved** the variance for to increase impervious surface coverage from 60 percent to 66 percent.

**Approved on consent.**

[1620 46th St E](#)

**10. Snelling Yards Redevelopment, 3601 44th St E, Ward 12**

**This item was continued from the June 15, 2020 meeting.**

**City Staff:** [Aaron Hanauer](#), PLAN10774, Vac-1743, and Vac-1744

The City Planning Commission adopted staff findings for the applications by Wall Companies and Pope Architects.

**A. Conditional use permit.**

Action: **Approved** the conditional use permit to allow for the two-building, 210-unit planned unit development., subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. To qualify for 27 amenity points, the applicant shall maintain their plans to provide public right-of-way dedication within the alley area, garden(s)/ on-site food production, energy efficiency plan, pedestrian improvements, decorative fencing, recycling storage area, compliance with the Enterprise Green Communities program, and a shared vehicle.

**Approved on consent.**

**B. Variance.**

Action: **Approved** the variance to reduce the front yard setback along Snelling Avenue from 21 feet to 8 feet for the proposed building and from 21 feet to zero for a raised patio and walkway greater than 6 feet in width.

**Approved on consent.**

**C. Variance.**

Action: **Approved** the variance to reduce the corner side yard setback along E 44th St for the northern building/workforce housing building from 15 feet to 10 feet.

**Approved on consent.**

**D. Variance.**

Action: **Returned** the variance to reduce the eastern interior setback for the northern building/workforce housing building from 15 feet to 13 feet.

**Approved on consent.**

**E. Variance.**

Action: **Approved** the variance to the standards of the PO Pedestrian Oriented Overlay district to allow a parking lot with more than 40 feet of frontage, subject to the following condition:

1. The project shall implement the landscape plan/community garden as shown on Sheet L-10.

**Approved on consent.**

**F. Site plan review.**

Action: **Approved** the site plan review to allow for a two building, 210-unit planned unit development, subject to the following conditions:

1. All site improvements shall be completed by July 6, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.



5. The transformer on the western side of the lot shall be screened in compliance with Section 5370 – Screening of mechanical equipment.
6. The final site plan/landscape plan shall show that all fencing is in compliance with Chapter 535 Article VI-Fences requirements.
7. To comply with Section 530.170 – Parking and loading landscaping and screening, E 44th St shall have screening between the parking lot and property line consisting of either a masonry wall, fence, berm or hedge or combination thereof that forms a screen three (3) feet in height and not less than sixty (60) percent opaque.
8. As a form of alternative compliance to Section 530.160 – General landscaping and screening, the western property shall maintain a combination of three-foot-tall fence sections, along with tree and shrub planting to the level shown on Sheet L-101 – Landscape Plan or greater.
9. Raised planting beds shall comply with all requirements outlined in Table 535-1 Permitted Obstructions in Required Yards including being located at least five feet from the corner side property line.

**Approved on consent.**

**G. Preliminary plat.**

Action: **Approved** the preliminary plat application to allow for the two-building planned unit development.

**Approved on consent.**

**H. Vacation (VAC1743).**

Action: The City Planning Commission recommended that the City Council **approve** the vacation of the existing alley (VAC1743).

**Approved on consent.**

**I. Vacation (VAC1744).**

Action: The City Planning Commission recommended that the City Council **approve** the vacation of the existing alley (VAC1744).

**Approved on consent.**

[Snelling Yards](#)

**11. 1200 Central Ave NE, Ward 1**

City Staff: [Andrew Frenz](#), PLAN10767

The City Planning Commission adopted staff findings for the applications by Joshua Howe.

**A. Conditional use permit.**

Action: **Approved** the conditional use permit to allow 111 dwelling units in the IL Industrial Living Overlay District., subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Luepke Pier

**B. Conditional use permit.**

Action: **Approved** the conditional use permit to increase maximum height in the I1 Light Industrial district from four stories or 56 feet to six stories and 60.6 feet, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Luepke Pier

**C. Site plan review.**

Action: **Approved** the site plan review for a new six-story mixed-use building containing 111 dwelling units, approximately 3,600 square feet of light industrial space, and approximately 1,700 square feet of retail space, subject to the following conditions:

1. All site improvements shall be completed by July 6, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. A principal entrance to the light industrial use shall be provided facing 12th Avenue Northeast, consistent with the proposed first floor plan.
4. Final window sizes and distribution shall be consistent with the submitted elevation plans.
5. Additional exterior lighting shall be added between the building and the west property line to provide improved illumination and security.
6. The proposed retail space shall only be utilized by those retail, food and beverage, and office uses specifically authorized in the I1 Light Industrial District and IL Industrial Living Overlay District.

7. A minimum of sixty-one (61) off-street bicycle parking spaces shall be provided. A minimum of fifty-two (52) of the provided spaces shall meet zoning code standards for long-term bicycle parking and a minimum of two (2) of the provided spaces shall meet zoning code standards for short-term bicycle parking.
8. The large loading space adjacent to the loading dock shall be appropriately striped.
9. The applicant shall work with CPED and Public Works staff to provide appropriate signage at the entrance to the loading dock access drive indicating both its directionality and its intended purpose as loading access only.
10. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
11. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duinick, and Luepke Pier

[1200 Central Ave NE](#)

**12. 336 2nd St NE, Ward 3**

**City Staff:** [Lindsey Silas](#), PLAN10979

The City Planning Commission adopted staff findings for the applications by Ben Ptacek.

**A. Variance.**

Action: **Approved** the variance to reduce the minimum front yard setback requirement from 19 feet, 10 inches to 16 feet for the building, 12 feet for canopies, 11 feet, 3 inches for balconies, and 8 feet for patios, subject to the following condition:

1. The front yard balconies shall be as shown on the submitted plans.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duinick, and Luepke Pier

**B. Site plan review.**

Action: **Approved** the site plan review for a new four-story residential building with 49 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by July 6, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall apply for an encroachment permit to allow the proposed four-foot fence to encroach into the public right-of-way.
4. The applicant shall submit proof of the proposed cross-access easement allowing joint use of the shared driveway with the property at 400 2nd St NE.

5. There shall be no blank walls exceeding 25 feet in length on the south elevation.
6. The final plans shall be revised to demonstrate how all building entrances and walkways will be lit to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site to comply with sections 530.130 and 530.260 of the zoning code.
7. The final plans shall be revised to demonstrate that mechanical equipment will be screened to comply with section 535.70 of the zoning code.
8. The applicant shall plant not less than two canopy trees in the public right-of-way, one canopy tree on-site, and two columnar trees on site.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Luepke Pier

**C. Vacation.**

Action: The City Planning Commission recommended that the City Council **approve** the vacation of utility easements within a portion of the previously vacated 4th Ave NE, reserving an easement in favor of the City of Minneapolis for sewer purposes.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Luepke Pier

[336 2nd St NE](#)

**13. Northstar, 625 Marquette Ave, 608, 618 and 618 ½ 2nd Ave S, Ward 7**

**City Staff:** [Shanna Sether](#), PLAN11079

The City Planning Commission adopted staff findings for the application by Sambatek, Inc.

**A. Preliminary and final registered land survey.**

Action: **Approved** the application for a preliminary and final Registered Land Survey, subject to the following condition:

1. This RLS creates tracts that, if separately redeveloped, would not meet the requirements of the zoning and subdivision ordinances for lot area and width and the prohibition against lots with more than five sides at ground level. Approval of this RLS does not constitute approval for the separate redevelopment of any tract if such tract does not comply with applicable zoning and subdivision ordinances.

**Approved on consent.**

[North Star Center](#)

**14. 400 2nd St NE, Ward 3**

**City Staff:** [Lindsey Silas](#), PLAN11041

The City Planning Commission adopted staff findings for the applications by Ben Ptacek.

**A. Variance.**

Action: **Approved** the variance to reduce the minimum front yard setback requirement from 19 feet, 10 inches to 16 feet for the building, 12 feet for canopies, 11 feet, 2 inches for balconies, and 8 feet for patios, subject to the following condition:

1. The front yard balconies shall be as shown on the submitted plans.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Luepke Pier

#### **B. Site plan review.**

Action: **Approved** the site plan review for a new four-story residential building with 49 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by July 6, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall apply for an encroachment permit to allow the proposed four-foot fence to encroach into the public right-of-way.
4. The applicant shall submit proof of the proposed cross-access easement allowing joint use of the shared driveway with the property at 400 2nd St NE.
5. The final plans shall be revised to demonstrate how all building entrances and walkways will be lit to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site to comply with sections 530.130 and 530.260 of the zoning code.
6. The final plans shall be revised to demonstrate that mechanical equipment will be screened to comply with section 535.70 of the zoning code.
7. The applicant shall plant not less than two canopy trees in the public right-of-way, one canopy tree on-site, and two columnar trees on site, in compliance with section 530.160 of the zoning code.
8. Not less than 12 shrubs shall be provided on-site, in compliance with section 530.160 of the zoning code.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Luepke Pier

#### [400 2nd St NE](#)

#### **15. 2316 4th Ave S, Ward 10**

**City Staff:** [Andrew Frenz](#), PLAN11018

The City Planning Commission adopted staff findings for the applications by Daniel Oberpriller.

#### **A. Variance.**

Action: **Approved** the variance to reduce the minimum off-street parking requirement from 36 spaces to 22 spaces.

**Approved on consent.**

**B. Variance.**

Action: **Approved** the variance to increase the percentage of required parking spaces that may be satisfied by providing compact spaces from 25 percent to 73 percent.

**Approved on consent.**

**C. Site plan review.**

Action: **Approved** the site plan review for a new four-story multiple-family dwelling with 72 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by July 6, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
4. The applicant shall prepare and submit a lighting plan demonstrating compliance with section 535.590 of the zoning code.
5. The southernmost proposed patio shall be reduced in size to one hundred (100) square feet or less in area.
6. A minimum of fifteen (15) shrubs shall be provided on site, in compliance with section 530.160 of the zoning code.
7. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.

**Approved on consent.**

[2316 4th Ave S](#)

**16. South Lyndale Liquors, 5504, 5516 and 5536 Lyndale Ave S, Ward 13**

**City Staff:** [Shanna Sether](#), PLAN11022

The City Planning Commission adopted staff findings for the applications by Architectural Consortium, LLC.

**A. Zoning.**

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone 5504, 5516 and 5536 Lyndale Ave S from the R5 District to the C2 District, retaining the AP Airport Overlay District and PO Pedestrian Oriented Overlay District.

**Approved on consent.**

#### **B. Conditional use permit.**

Action: **Approved** the conditional use permit to allow an off-sale liquor store, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

#### **C. Variance.**

Action: **Approved** the variance of the PO Pedestrian Oriented Overlay Standards for building placement and minimum window area, subject to the following conditions:

1. The building addition shall not be located more than 11 feet from the front property line along Lyndale Ave S.
2. The building addition shall not be located more than nine feet from the corner side property line along 55th St W.
3. The applicant shall provide a minimum of 20% on the walls on the first floor facing 55th St W as clear or lightly tinted windows and doors, with a light transmittance of .6 or greater. These required windows shall not be blocked by shelving, mechanical equipment, or similar fixtures, between four and seven feet from adjacent grade.

#### **D. Variance.**

Action: **Returned** the variance for to reduce the minimum corner side yard setback along 55th St W.

#### **E. Site plan review.**

Action: **Approved** the site plan review for a 14,000 sq. ft. addition to an existing building, subject to the following conditions:

1. All site improvements shall be completed by July 6, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. The applicant shall provide a minimum of 20% on the walls on the first floor facing 55th St W as clear or lightly tinted windows and doors, with a light transmittance of .6 or greater. These required windows shall not be blocked by shelving, mechanical equipment, or similar fixtures, between four and seven feet from adjacent grade.

**Approved on consent.**

[South Lyndale Liquors](#)

**17. 35 Groveland Terrace, Ward 7**

**This item was continued from the June 15, 2020 meeting.**

**City Staff:** [Lindsey Silas](#), PLAN10915

The City Planning Commission adopted staff findings for the applications by Craig Martin.

**A. Rezoning.**

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property at 35 Groveland Terrace to the R3 Multiple-Family District.

**Aye:** Caprini, Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Duininck and Luepke Pier

**B. Conditional use permit.**

Action: **Denied** the conditional use permit to increase the maximum allowed height in the R3 District from 2.5 stories or 35 feet to 3 stories or 44 feet.

**Aye:** Caprini, Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Duininck and Luepke Pier

**C. Site plan review.**

Action: **Denied** the site plan review for a new residential building with five dwelling units.

**Aye:** Caprini, Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Duininck and Luepke Pier

[35 Groveland Terrace](#)

**Announcements**

**18.** Updates by CPED staff.

**Adjournment**

The meeting adjourned at 7:00 p.m.

**Notice:** A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

**Next Planning Commission meeting:** Jul 20, 2020

**Submit written comments about agenda items to:** [councilcomment@minneapolismn.gov](mailto:councilcomment@minneapolismn.gov)



For reasonable accommodations or alternative formats please contact the Community Planning & Economic Development at 612-673-3710 or e-mail [lisa.baldwin@minneapolismn.gov](mailto:lisa.baldwin@minneapolismn.gov). People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.